

# \$1,800,000 - Range Road 283 Twp 35, Innisfail

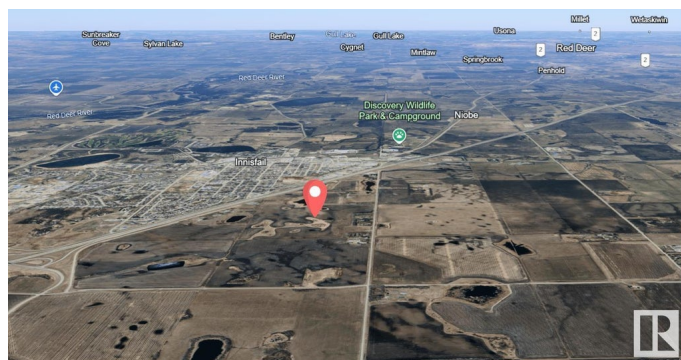
MLS® #E4437754

**\$1,800,000**

0 Bedroom, 0.00 Bathroom,  
Land Commercial on 0.00 Acres

Southeast Innisfail, Innisfail, AB

140.11 Acres of Agricultural Land in Prime Location Near Innisfail, Red Deer County. A rare opportunity to acquire this productive farmland ideally positioned within the QE2 corridor, directly neighboring the town of Innisfail in Red Deer County. This parcel is conveniently accessed via paved roadways and lies just east of the QE2, nestled between the two overpasses that serve the community. The land features rich, arable soil, scenic mountain views, and elevated, well-drained sites ideal for building your future residence, shop, or farmyard—right off pavement. Currently designated as Agricultural and identified as part of the Agricultural/Rural zone in the 2021 Town of Innisfail & Red Deer County Intermunicipal Development Plan (IDP), this property could offer future potential for re-zoning or development in subsequent IDP updates. Only 2 minutes from Innisfail and excellent north-south access via QE2, this property is a unique investment in Alberta farmland that rarely comes available.



## Essential Information

MLS® #	E4437754
Price	\$1,800,000
Bathrooms	0.00
Acres	0.00

Type	Land Commercial
Status	Active

### Community Information

Address	Range Road 283 Twp 35
Area	Innisfail
Subdivision	Southeast Innisfail
City	Innisfail
County	ALBERTA
Province	AB
Postal Code	T4G 0M4

### Additional Information

Date Listed	May 21st, 2025
Days on Market	17
Zoning	Zone RUR6

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on June 7th, 2025 at 7:02am MDT